

**Item 4k**                      **13/00077/DEMCON**

**Case Officer**            **Adele Hayes**

**Ward**                        **Coppull**

**Proposal**                  **Application for prior determination of the proposed demolition of 16 no. sectional concrete garages**

**Location**                 **Garages at Longfield Avenue, Coppull**

**Applicant**                 **Liberata**

**Consultation expiry:** **8 February 2013**

**Application expiry:** **6 March 2013**

### **Proposal**

1. The applicant, Liberata, is seeking a determination as to whether the prior approval for the demolition of a block of 16no. sectional concrete garages is required from the local planning authority.
2. The application is therefore for the notification of intention to carry out permitted development under Part 31 (Demolition of Buildings) Class A.2 (b) of the General Permitted Development Order 1995 (as amended).
3. This application is reported to Planning Committee for determination as it relates to land owned by the Council and as such falls outside the Council's Scheme of Delegation.

### **Recommendation**

4. Prior approval of the local planning authority is not required for the proposed demolition or restoration of the site.

### **Main Issues**

5. This prior approval application seeks permission as to whether the prior approval of the local planning authority will be required for the method of demolition and any proposed restoration of the site. The demolition of the garages themselves is not for consideration.
6. Circular 10/95 is clear that only in cases where a proposal is likely to have a significant impact on the surroundings should it be necessary to require the formal submission of details for approval.

### **Representations**

7. To date, no letters of representation have been received concerning this prior determination application.

### **Consultations**

8. None required

## **Assessment**

### Background information

9. Under the requirements of Part 31 Class A.2 (b) 'Demolition of Buildings' of the General Permitted Development Order 1995, the applicant is required to give a written description of the proposed development and to display a site notice on or near the land on which the building to be demolished is sited for not less than 21 days in the period of 28 days beginning with the date on which the application was submitted to the local planning authority.
10. The applicant has stated in their application form that the demolition of the garages is required because they are currently in an extremely dilapidated condition and beyond economic repair. Details of the site notice that was displayed have also been included in the submission to the local planning authority.
11. To this end the applicant has complied with the relevant criteria and has given the necessary 21 days notice.
12. The existing garages are not listed, nor are they 'locally important'. Architecturally they are of no interest and indeed detract from the amenity of the area.

### Method of demolition and site restoration

13. The applicant has confirmed that the cement sheet roofing will be removed first. The concrete panels will then be unbolted from supporting columns at the top and bottom.
14. On completion of the demolition works, the applicant has confirmed that the site will be swept clean. As such, it is considered that the garages can be demolished and the prior approval of the authority will not be required for the method of demolition or site restoration.

## **Overall Conclusion**

14. The proposal is permitted development under Class A2 (b) Part 31 of Schedule 2 of the Town and Country Planning (GPDO) (Amendment) (England) Order 2001.

## **Planning Policies**

Assessed against Schedule 2, Part 31 of the General Permitted Development Order (GPDO) 1995 (as amended).

## **Planning History**

09/00568/FUL Upgrade and refurbishment of housing estate on Longfield Avenue (property nos. 51-169 inclusive and associated communal areas and garaging), to include maintenance and decoration of existing high level rear timber boundaries, creation of new stores underneath existing 'flying' bedrooms and introduction of new alley gates. Approved 8 September 2009

10/00056/FUL Clearance of site and creation of 15 parking bays. Approved 18 March 2010

## **Recommendation: Approve - demolition Conditions**

**No conditions are required**